

Town of Carlisle

MASSACHUSETTS 01741

Office of

PLANNING BOARD

P.O. BOX 729
CARLISLE, MA 01741
(508) 369-9702

MINUTES: MEETING OF APRIL 26, 1993 SPALDING SCHOOL, ROOM 2

Chair Evans opened the meeting at 8:00. Present were members Chaput, Ernstoff, Colman, Hughes, Duscha, and Yanofsky.

Evans welcomed the two new members, Sally Duscha and Susan Yanofsky.

The Board approved three sets of minutes of April 12, 1993, which included a regular meeting and the public hearings on two proposed zoning bylaw changes. Hughes and Duscha abstained because they were not present at that meeting.

The Board approved bills as presented by the P. A.

At 8:15, Evans adjourned the meeting to a time after the closing of the continued public hearing on the Munroe application for an accessory apartment.

The meeting was reconvened at 9:44.

Ice Pond Rd. Attorney Paul Alphen appeared for Brian Hebb to request that the Board release all lots in the Ice Pond Subdivision and Cluster from the Covenant, which would be replaced with a passbook to an account at Stoneham Cooperative Bank to be held by the Town. The Board asked Mr. Alphen to agree to the bond estimate recommended by the Board's engineering consultant, Landtech, in the amount of \$99,600, and to make some changes in the proposed security and release forms. Mr. Alphen concurred, and explained that Mr. Hebb will be purchasing the Subdivision from Mr. Boiteau on May 3, 1993. Mr. Alphen suggested the Board exchange the signed lot release for the passbook and associated forms next week. Mr. Ernstoff moved and Ms. Chaput seconded that this procedure for the acceptance of a passbook to an account to be held at Stoneham Cooperative Bank in the amount of \$99,600. for security on Ice Pond Rd. and for the release of all lots in the subdivision be approved. The vote was unanimous.

Carlisle Community Goals Report. In preparation for Town Meeting, Chaput asked the Board to review her draft of a presentation statement. She reported she has heard negative reactions to the fact that some of the lesser goals conflict with the first 15. Her query to the Board was how to focus on the importance of the first 15 goals and yet allow the others to remain part of the statement. The Board discussed changes to the presentation which would emphasize the fact that these goals are a statement of general direction and, as such, need not be completely in agreement; that they were the expression of those who


cared enough to come to a meeting and were therefore the direct expression of the citizens of the Town; and that no action would be taken to implement them without Town approval. If the report doesn't pass, the Board is determined to redefine the goals until the Town is satisfied.

ANR Brown, 190 Lowell Rd. The Board reviewed an A.N.R., titled "Plan of Land in Carlisle, Ma.", drawn by Stamski and McNary for Peter Brown of 190 Lowell Rd. and dated March 12, 1993. The Board, on a motion by Ms. Chaput, seconded by Mr. Ernstoff, voted unanimously to deny endorsement of this plan, as it shows the subdivision of a lot which does not have the currently required frontage for zoning district B; the Board cited Section 81L of the M.G.L. Chapter 41.

Notice to Abutters The Board discussed its procedure for notifying parties in interest to Special Permit applications. The Board has been doing what Chapter 40A requires, which is simply to notify by postage prepaid mail. Many Towns, however, use either a certificate of mailing, which at this time costs \$.50, or certified mail, which costs \$2.00. Both of these would be proof that the parties in interest had been mailed something by the Board. Certified mail proves somebody at the address received something. The Board agreed that if we are ever challenged as to our procedure by a party in interest, it would be wise to have the proof of mailing. The Board then instructed the P. A. to investigate a change to our Special Permit rules which would make the applicant responsible for the process and the associated cost.

Answering Machine The Board agreed to allow the P. A. to purchase a new machine if the existing one continues to cut off messages and cannot be corrected.

The meeting was adjourned at 12 a.m.


Sandy Bayne, Planner Assistant